

Agency 53 - Real Estate Appraiser Board

Statutory Authority:

Nebraska has regulated real estate appraisers since 1974. In 1991 the Legislature restructured Nebraska law governing appraiser regulation to bring it into compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) 12 U.S.C. 3348 (a)(2). 56FR20002 (May 1, 1991). §§76-2201-76-2250 established qualification requirements and ethics provisions for appraiser registration, licensure, and certification and created the Nebraska Real Estate Appraiser Board as an independent agency on January 1, 1991. Amendments in 1994 added residential certification; increased education requirements in 1997; and added specific acts subject to discipline in 2001.

Vision Statement:

The VISION of the Nebraska Real Estate Appraiser Board is to enhance on a continuing basis the delivery and management of information in order to provide an increasingly higher level of excellence among all real estate appraisers in terms of education, regulation, and enforcement so that every appraisal prepared for every citizen of this state will be performed in total compliance with the Uniform Standards of Professional Appraisal Practice and Nebraska law by appraisers who have attained significant levels of competence through education and experience and whose performance is subject to effective supervision.

Mission Statement:

The MISSION of this agency is to regulate and support appraisers in compliance with Nebraska law and federal mandates for the benefit of citizens needing appraisals related to real property transactions in this state. The PRINCIPLES by which this agency are guided include a commitment to enforcement of strict ethical standards within the agency and in support and governance of the men and women who are regulated by the agency. Further, the agency is mandated by federal law to ensure that federal financial and public policy interests in real estate transactions will be protected by requiring that real estate appraisals for these transactions are performed in writing, in accordance with uniform standards, by individuals with demonstrated competency and whose professional conduct is subject to effective supervision.

Goals:

1. To certify, license, and register an adequate number of Nebraska appraisers to meet the needs and legal requirements of the general public, the real estate industry, the banking and lending industries, the insurance industry, and numerous government entities in matters related to real property transactions in Nebraska;
2. To recognize and enforce the Uniform Standards of Professional Appraisal Practice, appropriately disciplining appraisers who are found to be in violation of Nebraska law or fail to comply with the uniform standards and ethics of the profession;
3. To support Nebraska appraisers in their quest for professionalism, encouraging and providing structured educational and experience opportunities for improving skills and knowledge;
4. To establish and maintain an appraiser regulatory agency which is in compliance with Title XI of Financial Institutions Reform, Recovery, and Enforcement Act of 1989 in order to ensure that the Nebraska program is not cited for non-compliance by the Appraisal Subcommittee of the Federal Financial Institutions Examination Council.
5. To ensure that the Appraiser Act, §76-2201 through §77-2250, and Title 298 NAC are enforced.

Financial Data:

	Actual FY02	Approp FY03	Request FY04	Recom FY04	Request FY05	Recom FY05
General Fund	0	0	0	0	0	0
Cash Fund	154,512	188,476	196,566	195,305	197,621	197,292
Federal Fund	0	0	0	0	0	0
Revolving Fund	0	0	0	0	0	0
Other Fund	0	0	0	0	0	0
Total Agency	154,512	188,476	196,566	195,305	197,621	197,292

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Program 079 - Appraiser Licensing

Program Objectives:

The function of this agency is regulatory. Nebraska's Appraiser Act is mandatory and requires one must be registered, licensed, residential or general certified to appraise real property in this state. The Board has four straight-forward objectives:

1. To maintain and continually refine the process of issuing credentials;
2. To enforce full compliance with Nebraska law and requirements of Title XI of FIRREA, including the Uniform Standards of Professional Appraisal Practice;
3. To provide and sponsor opportunities for quality education; to encourage development of relevant education and to motivate appraisers to high attainment;
4. To remain in compliance with FIRREA so Nebraska financial institutions will have an adequate supply of competent appraisers.

Financial Data:

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Performance Measures:

1. Issuing Credentials...Adequate numbers of Nebraska appraisers (889 on 8-29-02, compared with 877 on 8-11-99) hold credentials necessary to meet needs and legal requirements of the general public, real estate industry, banking and lending industries, insurance industry, and numerous government entities in matters related to real property transactions.
2. Enforcement...Appropriate disciplinary action has been taken when appraisers fail to comply with the law, Uniform Standards and ethics. More complaints were filed in 2001 than in any other year of the Board's 12-year existence. Enforcement action since January 2000 include advisories, dismissal in value disputes, consent agreements to complete specific education, surrender of credentials, probation, warnings. Six cases are open as of September 3, 2002: three are under investigation; three are in hands of attorney; three are scheduled for informal conferences. Six credentials have been surrendered since July 1, 2001, and one 1999 forgery case remains unsolved. The Appraisal Subcommittee field auditors reported they were satisfied cases are being handled in timely manner.
3. Education...At Board request, the Legislature amended education requirements for entry level appraisers, effective 9/1/01. Core curriculum committee recommended and Board approved report writing as the core education to fill the new requirement. Every Nebraska-based provider offers the course, resulting in smooth transition from 75 classroom hours to 90 hours. Core curriculum, established in June 1999, and revised continuously, provides a directed education program for entry level, as well as for those preparing to advance to higher levels. Focus is on appraiser education, training and instruction in appraisal methods and techniques. A core curriculum motivates appraisers to advance to another classification by completing academic courses to meet the 28-hour continuing education requirements.